



Planning Division
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September 4, 2018

Scott McLean
Development Advisors
2000 S Colorado Blvd
Denver, CO 80222

Re: Initial Submission Review Gander Mountain – Site Plan Amendment (Colorado Community Church)
Case Number: 1985-6066-13

Dear Mr. McLean,

Thank you for your initial submission, which we started to process on August 20, 2018. We have reviewed the application and attached our comments along with this cover letter. The first section of our review includes a summary of key comments from all departments. The following sections contain more specific comments, including those received from other city departments, the public and outside referral agencies.

Since there are several issues that remain another submittal will be necessary. Please include a cover letter specifically responding to each item highlighted in this letter. Please submit your revised application by **Wednesday, September 19**. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

For more detailed information on comments submitted from staff, please refer to the redlined comments uploaded to the Development Review website. If you have any questions, please contact me at dosoba@auroragov.org or 303.739.7121.

As always, if you have any comments or concerns, please send me an email or give me a call.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$MA\2018 MAs\1985-6066-13\1985-6066-13rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Data Block to reflect the changes to the plan.
- Remove and replace all Ash and Russian Olive trees shown on site as they are not permitted by City Code.
- Landscaping shown on the Landscape Plan as amended will be required to be replanted on site before obtaining a Certificate of Occupancy.
- Please provide a detail of the proposed striping.
- Please continue to work with Public Works on obtaining approval of your Drainage Letter.

Clarity of the Application

- The notes and drawings on the sheets were amended to match minor amendment standards.

1. PLANNING DEPARTMENT COMMENTS

Dan Osoba, Planner I | dosoba@auroragov.org | 303.739.7121 | Comments in teal box, teal text

Cover Sheet

- The notes in the Data Block need to be updated for surface area changes and parking count changes.
- Please update the dated vicinity map. Be sure to include the off-site parking to the north as it is related to this site.
- Add lines in the Data Block for all off-site parking. Include the address of the off-site parking and the amount of spaces used.
- Add a delta to note the change in use from retail to place of worship. Include Colorado Community Church in the note.

Sheet C102

- Please remove the notes on this sheet that are repetitive of the cover sheet.

Landscape Plan

- Please note that all the landscaping shown on this sheet will have to be planted on site to obtain a CO. Per the Landscaping comment from David Barrett, any Ash or Russian Olive trees listed on this plan need to be shown as removed and replaced with a different species.

Sheet AO

- The signs shown on this plan should be removed. Any notes on the sign allowances should be made on the cover sheet of this plan in the Data Block. Any new signs being proposed by the Colorado Community Church do not need to be added to this sheet.

Sheet A3

- The note regarding the future demolition of the east loading dock should be removed. If it is a future demo, another amendment will be required to cover the site changes at that time.
- All metal screens must be painted to match the building color. Please add a note that they will match.

2. LANDSCAPING

David Barrett | wbarrett@auroragov.org | 303.739.7133 | Comments in teal cloud box, black text

General Comments

- Ash trees and Russian Olive trees are prohibited from being planted in Aurora. If any of these trees are being replaced, please select a different species of tree.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. TRAFFIC

Brianna Medema, Project Engineer | bmedema@auroragov.org | 303.739.7336 | Comments in orange

Sheet C101

- Please provide a detail of the proposed striping.

4. CIVIL ENGINEERING

Kristen Tanabe, Project Engineer | 303.739.7306 | ktanabe@auroragov.org | Comments in green

Drainage Letter

- This Site Plan Amendment will not be approved by Public Works until the drainage letter is approved.

PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

There were no comments received from the general public or outside agency referrals.